



Exclusivity defined in the heart of Kingswood Warren

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Kingswood Warren Park  
Kingswood  
KT20

Kingswood Village ½ mile  
London by rail 40 minutes  
M25 (Junction 8) 3 miles

A unique and luxurious top-floor apartment, one of just a few created by Octagon from Kingswood Warren's historic mansion.

Beautifully appointed throughout, the property features a stylish split-level living room with roof terrace and a secure underground garage with two allocated spaces and store, all set in 5 acres of parkland grounds.

**Guide Price £700,000**

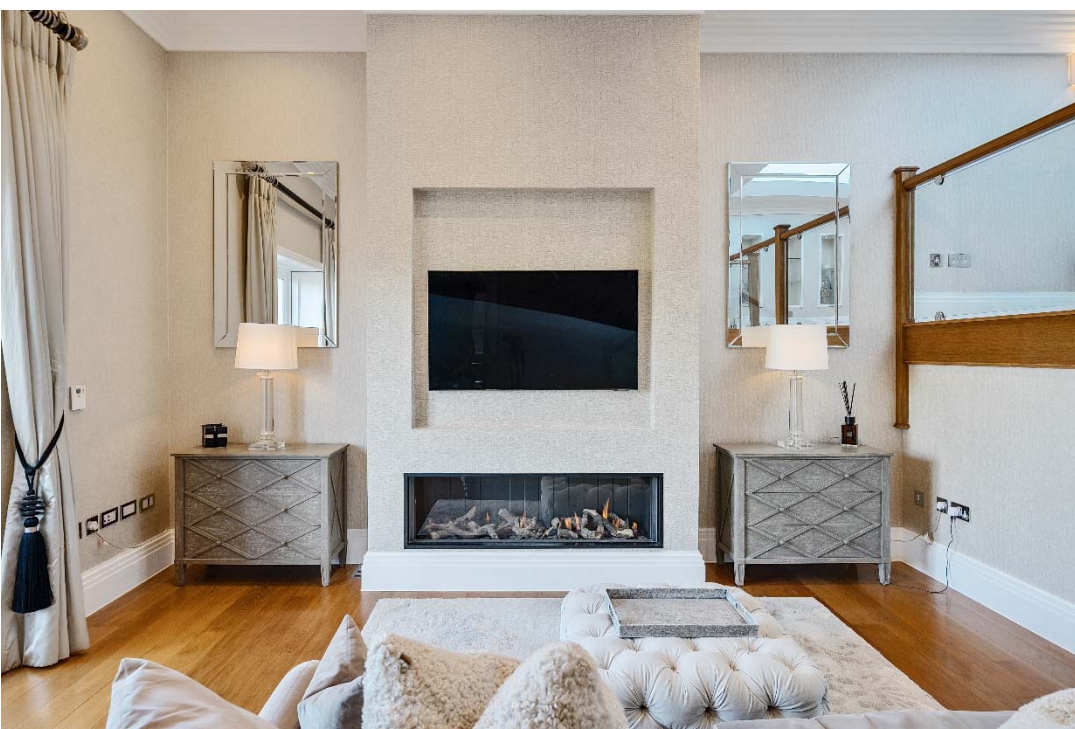
View by appointment please, exclusively through  
Richard Saunders and Company  
Telephone 01737 360000

[kingswood@richardsaunders.co.uk](mailto:kingswood@richardsaunders.co.uk)



- Communal Hall ■ Entrance Hall ■ Cloakroom
- Sitting Room with raised Study/Dining Area ■ Kitchen-Breakfast Room
- Bedroom with Dressing Room and Luxury Bathroom
- Private Roof Terrace ■ Underground Garage with two allocated Spaces
- Cellar Storage Room ■ Gated Communal Gardens





Set on the top floor of this highly impressive mansion, this luxurious and immaculately presented apartment was completed in 2013 by award-winning development firm Octagon.

Accommodation is spacious throughout including a contemporary fitted kitchen with integrated Miele appliances, sitting room with feature gas fire and doors to a large private terrace, and a further sitting/study area flooded with light from a large roof lantern.

The bedroom is similarly well-appointed with feature windows and benefits from both a fitted dressing room and marble bathroom with bath and shower. There is under-floor heating throughout and hi-fi ceiling speakers to the principal rooms.

There is a secure underground garage with two allocated spaces and a store.







Set at the heart of the gated Kingswood Warren Park, the property enjoys privacy and security whilst also offering remarkable accessibility to all the needs of modern life.

Kingswood Village is just over half a mile away and offers a local shop, restaurants and the Kingswood Arms pub and the station provides commuter rail services to London Bridge and Victoria.

The A217 gives an arterial route to London and just 2 miles away the M25 at Reigate Hill (Junction 8) brings both Gatwick and Heathrow airports and several coastal ports within easy reach. Reigate, Epsom and Banstead Village are each within a short drive and have excellent local shopping.

This part of the Surrey Downs has many venues for sport, leisure and cultural pursuits and these include Kingswood's two golf courses and tennis club, nearby Walton Heath and Epsom RAC golf clubs, theatre and cinema at Epsom and Reigate, many fine restaurants and pubs and several gyms.

The outstanding natural beauty of Walton Heath, Banstead Woods and Reigate Hill are also nearby.



TOTAL FLOOR AREA  
1,052 SQ FT / 97.7 SQ M



The many features of this fine home include:

- Gated Kingswood Warren Location
- Video-entry System into Communal Hallway
- Entrance Hallway with Cloakroom and built-in storage
- Contemporary fitted Kitchen with granite work surfaces and integrated Miele appliances
- Sitting Room with hardwood floor and French Doors to Private Terrace
- Bedroom with Dressing Room and marble Bathroom
- Gas Fired Underfloor Heating
- Secure Underground Garage with two allocated parking spaces and storage room
- Around 5 acres of parkland Communal Grounds
- No Onward Chain

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold 999 years from 2011  
(The Freehold is owned jointly by all residents)  
Service Charge: £5,400 p.a. approx  
Local Authority: Reigate and Banstead Borough Council  
Council Tax Band: G  
Broadband: Superfast Broadband available  
All mains services  
*To the best of our knowledge on production of this brochure*

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